

**TRANSFER
TAX
PAID**

WARRANTY DEED

Received Kennebec SS.
05/01/2009 10:07AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

57-41

KNOW ALL MEN BY THESE PRESENTS, THAT I, **EMMA R. GARCIA**, of Pittston, County of Kennebec and State of Maine, FOR CONSIDERATION PAID, grant to **GARY M. GREEN AND PATRICIA G. SIMS**, both of Portland, County of Cumberland and State of Maine, as joint tenants with WARRANTY COVENANTS, the following described real property located in the City of Waterville, County of Kennebec and State of Maine:

Two certain lots or parcels of land with the buildings thereon situated in said ~~Waterville~~ and bounded and described as follows, to wit:

First Lot:

A certain lot of land situated on the northerly side of Roosevelt Avenue in said Waterville and being land included in Lot #41 and the westerly half of Lot #42 on a plan of Boutelle Heights made by Green and Wilson, C.E., May 10, 1921, which plan was recorded in Kennebec County Registry of Deeds. Said lot of land is seventy-five (75) feet in width along Roosevelt Avenue and one hundred (100) feet in depth.

Second Lot:

Ten (10) feet wide running with the street by one hundred (100) feet running from the street to the rear of the lot on the west side of the easterly half of lot #42 on Roosevelt Avenue, so-called, on the plan of Boutelle Heights made by Green and Wilson, C.E., under the date of May 10, 1921, and recorded in the Kennebec Registry of Deeds.

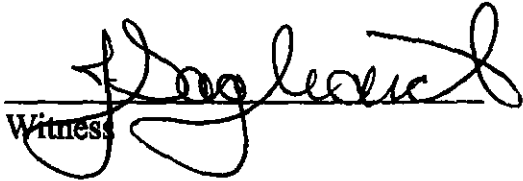
This conveyance is made upon the express condition that no building other than one private dwelling house with a cellar and permanent foundation and constructed for occupation by not more than two families (said dwelling house to cost not less then (\$4,000.00) shall be erected upon the above described premises and that no part of the dwelling, excepting piazza, porticos and bay windows, and also excepting doorsteps, shall be erected nearer to the northerly line of Roosevelt Avenue than twenty (20) feet with a private garage to be erected no nearer to the northerly line of Roosevelt Avenue than sixty (60) feet.


Being the same premises as described in a deed from Timothy Richardson to Emma R. Garcia dated June 24, 2005 and recorded in the Kennebec County Registry of Deeds in Book 8471, Page 188.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

② Gateway S. Battie, Jr.

WITNESS my hand(s) and seal(s) this 22 day of May, 2009.


Witness

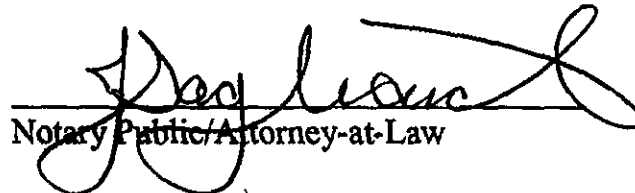

Emma R. Garcia

STATE OF MAINE
COUNTY OF Kennebec, ss.
2009

May 22, 2009

Personally appeared the above-named Emma R. Garcia, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney-at-Law

JENNIFER L. BACHMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/31/2009